

RESOLUTION NO. 7193

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE GATEWAY 7 DEVELOPMENT DISTRICT REQUESTING A BROWARD COUNTY RESOLUTION, PURSUANT TO §163.410, FLA. STAT. (1995), DELEGATING TO THE CITY OF PLANTATION THE POWERS CONFERRED UPON BROWARD COUNTY BY PART III OF CHAPTER 163, *FLORIDA STATUTES*, SO AS TO ENABLE THE CITY OF PLANTATION TO CREATE, ESTABLISH, AND ADMINISTER A COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FINDINGS; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

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WHEREAS, the Gateway 7 Development District (hereafter, the "*District*") is a Local Government Safe Neighborhood Improvement District established pursuant to Part IV, Chapter 163, *Florida Statutes*; and,

WHEREAS, the City of Plantation has enacted City Ordinance Nos. 1531, 1537, 1666, and 2055 which authorized the creation of Safe Neighborhood Districts in Plantation, created the Gateway 7 Development District, designated the City Council of Plantation as the *District's* Board of Directors, and provided for an Advisory Board to such Board of Directors; and,

WHEREAS, in its August 14, 1997 *District* meeting, the Board of Directors provided that the *District* shall participate with the City and complete a comprehensive study to precisely identify and quantify all blighted areas and slum areas suitable for redevelopment and restoration within the *District*; and,

WHEREAS, the *District* Board of Directors has determined generally that the land area with the District as shown on Attachment "A" and described in this Resolution and as reflected in pictures attached to this Resolution as Composite Exhibit "B" experiences the following indicators of debilitating blight:

- A substantial number of deteriorated, or deteriorating structures;
- A predominance of defective or inadequate street layout;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Unsafe conditions;
- Deterioration of site or other improvements;
- Faulty or inadequate street layout, inadequate parking facilities, or roadways incapable of handling the volume of traffic that flows into or through the area, either at present or following proposed construction;
- Lack of maintenance of improved property;
- Inadequate open space;

- Vacancies in retail, office, and other space; and,
- Unmet potential in sales and property tax revenues.

WHEREAS, Broward County is a Charter County and, as such, the County needs to delegate to the City of Plantation the powers conferred upon Broward County pursuant to the Community Redevelopment Act of 1969 in order for the City of Plantation to create and administer a Community Redevelopment Agency for property within Plantation; and,

WHEREAS, this Resolution requests Broward County to promulgate a Resolution delegating to the City of Plantation all of the County's powers and responsibilities conferred under the Community Redevelopment Act of 1969, as amended, so as to enable the City of Plantation to create and administer a Community Redevelopment Agency for property within the City;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GATEWAY 7 DEVELOPMENT DISTRICT, THAT:

**SECTION 1:** The foregoing recitals are hereby approved and incorporated by reference.

**SECTION 2:** The entire Gateway 7 Development District, which includes approximately 400 acres bounded on the north, south, and east by the municipal boundary of the City of Plantation and on the west to the full extent of commercially zoned property (O-PR, B-1P, B-3P, B-4P, B-6P, B-7P, B-7Q, B-8P, and B-8Q) contiguous to and westerly of State Road 7 as of the effective date of City Ordinance No. 1537 and as more particularly shown in the attached Attachment "A" suffers from blighted influences and consequently, is a "blighted area" within the meaning of §163.340(8), Fla. Stat. (1995), and that the rehabilitation, conservation, redevelopment, or combination thereof, is necessary in the interest of public health, safety, morals and welfare.

**SECTION 3** The Board of Directors of the *District* finds that there is a need for a Community Redevelopment Agency to function within the City of Plantation, Florida and within the boundaries of the City's Gateway 7 Development District to carry out the purpose of the Community Redevelopment Act of 1969 as set forth in Part III, Chapter 163, *Florida Statutes* (1995) with respect to the revitalization of the Gateway 7 Development District.

**SECTION 4:** The *District* hereby requests the Board of County Commissioners to delegate the exercise of all powers and responsibilities conferred upon Broward County by §163.410, Fla. Stat. (1995), the Community Redevelopment Act of 1969 to the City of Plantation for the purpose of establishing a Community Redevelopment Agency for the revitalization of the Gateway 7 Development District.

**SECTION 5:** The City Clerk of the City of Plantation is hereby requested to send a copy of this Resolution to the County Administrator, each of the County Commissioners, the County Attorney, and to Robert Cameron, the *District* Economic Development Coordinator. Mr. Cameron is hereby


requested to coordinate, supervise, and otherwise implement whatever appropriate County application process exists for obtaining the Broward County Resolution herein requested..

**SECTION 6:** Should any section, paragraph, sentence, clause, phrase or other part of this Resolution be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Resolution as a whole or any portion or part thereof, other than the part so declared to be invalid.

**SECTION 7:** This Resolution shall take effect immediately upon passage by the Gateway 7 Development District Board of Directors and signature by its Chairman of the Board.

PASSED AND ADOPTED by the Gateway 7 Development District Board of Directors this 14<sup>th</sup> day of August, 1997.

SIGNED by the Chairman of the Board of Directors of the Gateway 7 Development District this 27<sup>th</sup> day of August, 1997.

  
The Honorable Rae Carole Armstrong,  
Chairman of the Board of Directors,  
Gateway 7 Development District

FAWPFILES\JULIE\PLNT\CRA\G7-NEED.RES  
8/21/97

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
REQUESTED BY: 67DD Board of Directors  
EDC OK: \_\_\_\_\_  
ATTY. OK: Donald Kennedy 8/2/97  
AS TO FORM ONLY

**CERTIFICATION**

CERTIFY THIS TO BE A TRUE & CORRECT COPY OF THE ORIGINAL DOCUMENT ON FILE AT CITY HALL.

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF PLANTATION, FLA. THIS 27<sup>th</sup> DAY OF August 19 97.

  
CITY CLERK